

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
- d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
- f. Additionally, the following items shall be addressed as part of the Landscape Plans:
  - 1) Demonstrate that project landscaping has been enhanced above the standards found in the Grading Ordinance and maintained as specified in the geological and biological mitigation and design measures to the satisfaction of the Director of Planning and Land Use.
  - 2) All landscaping will be maintained by the Homeowner's Association or by the terms of the Golf Course Major Use Permit (see above geological and biological measures).

- 3) Demonstrate that the existing chainlink fence along the northern boundary of Unit 6 has been replaced by a more aesthetic fence (specified above as a biological measure).
- 4) The Landscape Plans shall substantially conform to the conceptual landscape plan as indicated on Figure 1.1-10c of the Environmental Impact Report (EIR)
- 5) Landscape Plans shall include rain shut off devices to prevent irrigation after precipitation and use of low-flow reducers in the vicinity of the driving range fill slopes to the satisfaction of the DPLU (MM2.2.4.e).
- 6) Landscape Plans shall show areas subject to approved grading permits that are impacted but outside of private lots and maintained landscape areas with a mix of seeding and container stock of native species (non-invasive non-natives may also be utilized at appropriate), to be installed within the first growing season (November to February) following establishment of the finish grades. Weed control shall be provided to minimize degradation of native habitats (MM2.2.3.c) (MM2.2.3d) (MM2.2.4.f2).
- 55. Cause to be placed on the face of the grading or improvement plans, "Earthwork grading is limited to an area of approximately 10 acres per day" (unnumbered design measure).
- 56. Cause to be placed on the face of the grading or improvement plans, "Dust control measures of the Grading Ordinance will be enhanced with multiple applications of water of the construction area and between dozer/scrapper passes" (unnumbered design measure).
- 57. Cause to be placed on the face of the grading or improvement plans, "Grading is to be terminated when winds exceed 25 mph".
- 58. Cause to be placed on the face of the grading or improvement plans, "sweepers and water trucks shall be used to control dust and debris at public street access points".
- 59. Cause to be placed on the face of the grading or improvement plans, "dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures".

60. Cause to be placed on the face of the grading or improvement plans, "internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading".
61. Cause to be placed on the face of grading and improvement plans, "all components of the project are required to comply with applicable provisions of the NPDES Municipal Permit and the County of San Diego Stormwater Ordinance/Manual and SUSMP. The project must implement the Best Management Practices identified in the Stormwater Management Plan (SWMP/SMP) for the Project, including:
- a. Common areas will be landscaped with drought-tolerant and native plants; (excepting driving range turf);
  - b. Site drainage will flow into and over vegetated areas;
  - c. Drainage outlets will be equipped with energy dissipators;
  - d. Impervious areas will be graded to drain through landscaped areas;
  - e. Regular street sweeping will be implemented;
  - f. Weekly waste, green waste and recycling disposal will be implemented;
  - g. Culverts and curb outlets will be regularly inspected and maintained as necessary to ensure proper working order and to minimize erosion/sedimentation issues;
  - h. Chemical applications and irrigation of landscaping will be kept to the minimum necessary by using proper application techniques, state-of-the-art irrigation materials and conformance with manufacturer's specifications.

Implementation of this measure is subject to the monitoring and approval of the Department of Public Works.

- 62 Cause to be placed on the grading and improvement plans, "all components of the project are required to comply with the Grading Ordinance, particularly Section 87.414 (Drainage – Erosion Prevention) and 87.417 (Planting) of Division 7, Excavation and Grading. Standard measures are proposed during the grading and construction phase to reduce environmental impacts from erosion including hydroseeding of graded residential lots. Dirt storage areas will be stabilized by chemical binders, tarps, fencing or other erosion control (see air quality condition)".

B. Prior to completion of rough grading, the applicant shall:

- 1. Demonstrate that permanent fences or walls have been placed along the open space boundary between the development and the open space. The property owner shall submit to the Director, Department of Planning and

Land Use (DPLU) a signed, stamped statement from a California Registered Engineer, or licensed surveyor that permanent fences or walls have been placed to protect from inadvertent disturbance all open space easement(s) that do not allow grading, brushing or clearing. Permanent fencing or walls are required in all locations of the project as shown on the Open Space Exhibit dated December 14, 2007 on file as ER 01-08-004 with the DPLU at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer. Construction materials and fence and/or wall design are subject to approval by the DPLU. Minimum fence or wall height shall be five feet" (MM2.2.4.f3). [DPLU FEE]

2. Demonstrate that permanent signs have been placed to protect all Open Space Easements in accordance with the Open Space Exhibit dated December 14, 2007 on file with the Department of Planning and Land Use as File Number ER 01-08-004. The applicant shall submit to the Director, Department of Planning and Land Use (DPLU) a signed, stamped statement from a California Registered Engineer, or licensed surveyor that signs have been placed on the open space boundary facing the development areas approximately 100 feet apart, but not exceeding a distance of 200 feet apart where topography limits access. Evidence shall include photographs of a sign placed on the project and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. The signs must be corrosion resistant and 6" x 9" minimum in size, on posts not less than 3 feet in height from the ground surface and must state the following: "Sensitive Environmental Resources Disturbance Beyond this Point is Restricted by Easement. Information: Contact County of San Diego, Department of Planning and Land Use (Ref: ER01-08-004)" (MM2.2.4.f3). [DPLU FEE]
3. Complete and submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following: [DPLU, FEE x 2]
  - a. Department of Parks and Recreation Primary and Archaeological Site forms.

- b. Evidence that all cultural collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Or

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the Principal Investigator that the grading monitoring activities have been completed.

~~B.C.~~ Prior to the approval of street improvement plans, the applicant shall:

1. Deposit with the County of San Diego, through the Department of Public Works, in care of the cashier, a cash deposit sufficient to:
  - a. Pay the cost of annexing this land without notice or hearing to an existing special district to operate and maintain the street lights. This cost shall include the fee for processing through the State Board of Equalization.
  - b. Energize, maintain and operate the street lights until revenues begin accruing from this development for those purposes.
  - c. Augment the Contingency Fund of the existing district by an amount equal to three months' operating cost of the street lights.
  - d. Augment the Reserve Fund by one month's operating cost.

~~C.D.~~ Prior to recordation of the 6<sup>th</sup> Unit of TM 4569 the applicant shall file a replacement plot plan (no fee required), satisfactory to the Director of Planning and Land Use, which revises the boundaries of P85-064 to exclude all areas proposed for residential development pursuant to the Canyon Creek Specific Plan.

- ~~D.E.~~ Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall to the satisfaction of the Director, Department of Planning and Land Use:

Pay off all existing deficit account associated with processing this application to the satisfaction of the Department of Planning and Land Use and Department of Public Works.

- ~~G.~~ ~~Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit, the following conditions shall apply:~~

- F. The following conditions shall apply during the term of the Major Use Permit.

The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.

- ~~E.1.~~ All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises and shall otherwise conform to Section 6324 of The Zoning Ordinance.

- ~~F.2.~~ No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance (except for an electric bell or chime system which may be sounded between 9:00 a.m. and sunset one day per week on religious holidays for churches only).

- ~~G.3.~~ The golf course shall be a private facility for the enjoyment of the residents of Canyon Creek Club. Limited outside memberships may be sold depending upon demand from within Canyon Creek. The total number of memberships shall not exceed 500.

- ~~H.4.~~ The landscaping shall be adequately watered and well maintained at all times.

- ~~I.5.~~ Use of fertilizers and herbicides shall be minimized and shall not exceed the manufacturer's directions for application; over-application of fertilizers and herbicides is prohibited; and application of any fertilizers and herbicides shall be restricted from use during the five days prior to predicted rain events (Environmental Design Consideration #1).

6. Install and use rain shut off devices to prevent irrigation after precipitation and low-flow reducers in the vicinity of the driving range fill slopes (Environmental Design Consideration #1).
7. It is suggested but not required that the developer implement a plan remove dead or dying Eucalyptus trees and replace them with fire resistant and non-invasive species (Planning Commission). Weed control shall be provided to minimize degradation of native habitats (MM2.2.3.c) (MM2.2.3d) (MM2.2.4.f2).
8. Lighting within the development project will be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat (MM2.2.4.f5).
9. All open space barriers and open space signs shall be maintained so that they are functionally adequate.
10. All components of the project are required to comply with applicable provisions of the NPDES Municipal Permit and the County of San Diego Stormwater Ordinance/Manual and SUSMP. The project must maintain the Best Management Practices identified in the Stormwater Management Plan (SWMP/SMP) for the Project including:
  - a. Common areas will be landscaped with drought-tolerant and native plants, where feasible;
  - b. Site drainage will be designed so that runoff flows into and over vegetated areas, to the maximum extent feasible;
  - c. Drainage outlets will be equipped with energy dissipators;
  - d. Impervious areas will be graded to drain through landscaped areas;
  - e. Regular street sweeping will be implemented;
  - f. Weekly waste, green waste and recycling disposal will be implemented;
  - g. Culverts and curb outlets will be regularly inspected and maintained as necessary to ensure proper working order and to minimize erosion/sedimentation issues;
  - h. Chemical applications and irrigation of landscaping will be kept to the minimum necessary by using proper application techniques, state-of-the-art irrigation materials and conformance with manufacturer's specifications.

Implementation of this measure is subject to the monitoring and approval of the Department of Public Works (existing regulations and above measures).

11. All components of the project are required to comply with the Grading Ordinance, particularly Section 87.414 (Drainage – Erosion Prevention) and 87.417 (Planting) of Division 7, Excavation and Grading. Standard measures are proposed during the grading and construction phase to reduce environmental impacts from erosion including hydroseeding of graded residential lots. Dirt storage areas will be stabilized by chemical binders, tarps, fencing or other erosion control (existing regulations and above measures).
12. Fireworks activities that may affect wildlife or wildlife habitat are prohibited (Planning Commission).
13. Barbed wire on perimeter fencing where deer or other wildlife can gain access is prohibited (Planning Commission).
14. The applicant shall place fencing of adequate height along the golf course perimeter to keep golf balls out of the creek and any drainage areas where water may flow (Planning Commission).

The fourth Major Use Permit shall expire on ~~June 1, 2002~~ March 1, 2010, at 4:00 p.m. unless construction and/or use of the property in reliance on this permit is established prior thereto.

This Decision to Grant this Major Use Permit is based upon an accompanying legislative action Specific Plan Amendment 03-006, also becoming effective.

The following shall be the Mitigation Monitoring or Reporting Program for The Bridges Golf Course, P85-064W<sup>4</sup>.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

1. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

A.21 through 62; B.1 through 3

2. Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, will pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

G.5 through 13

NOTICES (Not including Modification 4)

**NOTICE** - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions required in this approval begins on June 1, 2001.

**NOTICE** - The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** The applicant has complied with Fish and Game Code Section 711.4 which requires that certain projects pay fees for purposes of funding the California Department of Fish and Game. A payment in the amount of \$1,250 was made on August 25, 1999, Receipt Number 85777, prior to the public review of the Environmental Impact Report pursuant to San Diego County Administrative Code Section 362, Schedule C.

**DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify, and hold harmless the County, its agents, officers, and employees, from any claim, action, or proceeding against the County, its agents, officers, or employees to attack, set aside, void, or annul this approval or any of the proceedings, acts of determination taken, done or made prior to this approval, if the action is brought within the time period specified in Government Code Section 66499.37; and (2) reimburse the County, its agents, officers, and employees for any court costs and attorney's fees which the County, its agents or officers or employees may be required to pay as a result of this approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

**FINDINGS** (Not including Modification #4)

1. The "California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation for Use on a Subsequent Project with a Previously Adopted EIR" dated October 31, 2000 on file with DPLU as Environmental Review Number 85-08-050A & B; is hereby adopted.
2. It is hereby found that the Planning Commission has reviewed and considered the information contained in the final EIR dated August on file with DPLU as Environmental Review Number and Addendum thereto dated July 21, 1999 on file with DPLU as Environmental Review Number 85-08-050 prior to making its decision on the project.
3. The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated August 26, 1986 on file with DPLU as Environmental Review Number 85-08-050; is hereby adopted.
4. The "Statement of Overriding Considerations" dated August 15, 1986 on file with DPLU as Environmental Review Number 85-08-050; is hereby adopted.

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the approval of the Major Use Permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources.
  1. Harmony in scale, bulk, coverage, and density

The fact (facts) supporting Finding (a-1) is (are) as follows:

The project will be developed in a manner consistent with the rural atmosphere of the area. The recreational facilities will be single story and incorporate the natural features on-site.

2. The availability of public facilities, services, and utilities.

The fact (facts) supporting finding (a-2) is (are) as follows:

Service availability letters have been received from all of the required districts indicating ability to serve the proposed uses. The Rancho Santa Fe Community Services District will require the applicant to annex to said District. Water supply shall be available from Olivenhain for the golf course. This water supply is interruptible during periods of drought.

3. The harmful effect, if any, upon desirable neighborhood character

The fact (facts) supporting finding (a-3) is (are) as follows:

The golf course will not have an adverse effect upon desirable neighborhood character because the maintained open space uses will be compatible with surrounding rural development.

4. The generation of traffic and the capacity and physical character of surrounding streets

The fact (facts) supporting Finding (a-4) is (are) as follows:

The Department of Public Works has reviewed this project and has required the necessary conditions to mitigate any potential traffic and circulation impacts.

5. The suitability of the site for the type and intensity of use or development which is proposed

The fact (facts) supporting Finding (a-5) is (are) as follows:

The golf course is well suited to the site because the hillsides, canyon and water hazards will provide for an aesthetic and challenging course.

6. The harmful effect, if any, upon environmental quality and natural resources

The fact (facts) supporting Finding (a-6) is (are) as follows:

The combination of natural and developed open spaces will mitigate any harmful effects to significant on-site environmental resources.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The fact (facts) supporting Finding (b) is (are) as follows:

The site is designed as (17) Estate and (24) Impact Sensitive in the San Dieguito Community Plan and Estate Development in the Regional Land Use Elements. Areas proposed for development are contained in the (17) Estate Designation and are found to be uses that are consistent with that category.

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The facts supporting Finding (a-1) are as follows:

The original permit was found to be consistent with this finding because the project will be developed in a manner consistent with the rural atmosphere of the area. The recreational facilities will be single story and incorporate the natural features on the site. The second modification did not propose to make any changes to the development regulations that would affect scale, bulk and coverage. In addition, no change to the density is proposed. The third modification allows, at the applicant's discretion, a portion of the approved "Fitness, Swim, Tennis and Sales Complex" to be located on a residential lot (Lot 148) adjacent to the complex site. This change provides some site design flexibility in a portion of the project that would not affect off-site uses. Lot 148 currently the site of the Temporary Clubhouse.

2. The availability of public facilities, services, and utilities.

The facts supporting Finding (a-2) are as follows:

Service availability letters have been received from all the required districts indicating ability to serve the proposed uses.

3. The harmful effect, if any, upon desirable neighborhood character

The facts supporting Finding (a-3) are as follows:

The original permit was found to be consistent with this finding because the golf course will not have an adverse effect upon desirable neighborhood character because the maintained open space uses will be compatible with adjacent development. The second modification did not propose any significant change to the location of the uses. Open space was added along the southerly boundary due to the deletion of the right-of-way for SA 680. The third modification proposes the possible use of a residential lot for part of the Fitness, Swim, Tennis, and Sales Complex. The site of the complex is in the north central portion of the development and such a change would not affect off-site uses. Lot 148 is currently the site of the Temporary Clubhouse.

4. The generation of traffic and the capacity and physical character of surrounding streets

The facts supporting Finding (a-4) are as follows:

There will be no additional traffic generated by the proposed amendments and modifications above what was estimated in the original Environmental Impact Report (EIR). The original EIR overestimated the trip generation rate for the golf course, using 750 ADT (average daily trips) instead of 700 ADT. The addition of the driving range will add an estimated 35 ADT to the 700 ADT, which is still less than the 750 ADT used in the original EIR. The traffic study developed for the deletion of SA 680 reported that the deletion would not significantly affect traffic volumes or flow within the traffic study area. The project is also consistent with the Certified EIR (San Diego County Board of Supervisors November 1, 1995) for the deletion of SA 680. The access modification to Unit 5, via Strada Fragante, will not result in significant circulation impacts. The third modification will not result in any additional significant traffic impacts.

5. The suitability of the site for the type and intensity of use or development which is proposed

The facts supporting Finding (a-5) are as follows:

The original permit was found to be consistent with this finding because the golf course is well suited to the site because the hillsides, canyon and water hazards will provide for an aesthetic and challenging course. The second modification did not propose to change any of the uses approved by the original permit. The third modification proposes to allow a residential lot to be utilized as part of the Fitness, Swim, Tennis and Sales facility. If the lot is suitable for a residential structure, it is also suitable for

a non-residential structure. Lot 148 is currently the site of the Temporary Clubhouse.

6. Any other relevant impact of the proposed use

No other relevant impacts have been identified.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Dieguito County General Plan.

The facts supporting Finding (b) are as follows:

The golf course is allowed by the Canyon Creek Specific Plan (SP 86-001) that was adopted by the Board of Supervisors in 1986. The project site is located north of Rancho Santa Fe and south of Elfin Forest. The project density is consistent with the land use designations present on the site and the concept of clustering residential development around a golf course is apparent in other portions of the San Dieguito Plan Area. Two existing such developments are Del Mar Country Club and Rancho Santa Fe Farms Country Club. The residential goal of the San Dieguito Community Plan states:

"Enhance the present living environment while accommodating gradual residential development that harmonizes with the natural environment."

The golf course has been designed to accommodate the Escondido Creek Resource Conservation Area. The main feature of this area is the unique Riparian woodland along the perennial stream in the Escondido Creek Canyon.

Other relevant policies and recommendations that the project implements include the following:

- Site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space.
- Limit residential development on steep slopes, canyons, floodplains, prime agricultural land, and where development would block scenic views and vistas.
- Prevent any alteration of the natural riparian habitat within the areas designated (24) Impact Sensitive located along Escondido Creek, Encinitas Creek and the San Dieguito River.
- Retain all watercourses in their natural state and prohibit all structures including fences within the floodway.

- Preserve the integrity, function and long-term viability of environmentally sensitive habitat within the San Dieguito Community Plan Area. Emphasis shall be placed on areas exhibiting riparian characteristics; Coastal sage and scrub; and Coastal mixed chaparral.

The change proposed by the third modification does not require an amendment to this finding.

- (c) That the requirements of the California Environmental Quality Act have been complied with.

The facts supporting Finding (c) are as follows:

An EIR dated August 26, 1986, was certified for the Canyon Creek Specific Plan and the second modification did not propose changes in the project or in the circumstances under which it is undertaken which involve significant new environmental impacts which were not considered in the previously certified EIR, or a substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since said EIR was prepared. For these reasons an Addendum was prepared to account for the modifications, in particular, the deletion of SA 680.

Regarding the third modification, it was found that there are no changes or additions required to make the previously certified EIR accurate in covering the new project. The proposed modification does not change the overall project design and is adequately covered by the previous EIR without the addition of an Addendum. Moreover, the environmental initial study did not uncover any major changes in circumstances, or new information of substantial importance.

#### FINDINGS FOR MODIFICATION #4:

#### CEQA FINDINGS

1. It is hereby certified that the final EIR dated December 14, 2007, on file with DPLU as Environmental Review Number 01-08-004, has been completed in compliance with the California Environmental Quality Act, reflects the Board of Supervisor's independent judgment and analysis, and was presented to the Board of Supervisors and the Board of Supervisors has reviewed and considered the information contained in the final EIR prior to approving the project;
2. The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated December 14, 2007, on file with DPLU as Environmental Review Number 01-08-004; is hereby adopted;

**STORMWATER FINDINGS**

1. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

**RESOURCE PROTECTION ORDINANCE FINDINGS**

1. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance;

**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification #4 are made:

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The expansion of the driving range will not involve the construction of any buildings. It will be replacing existing natural vegetation with turf and plants that are compatible with the existing natural vegetation. Proposed grading is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes through the middle of the expansion area. The views across this area will not be impeded in any way. The change from natural habitat to landscaping is not considered significant.

2. The availability of public facilities, services, and utilities

All necessary public facilities are available to the project site. No significant increase in services is necessary to accommodate the expansion of the driving range.

3. The harmful effect, if any, upon desirable neighborhood character

The area proposed for expansion of the driving range currently has sensitive habitat and it provides a clear space, visual buffer between the existing development and the open space areas associated with Escondido Creek. The sensitive habitat is proposed to be mitigated off-

site. The change from natural open space to driving range will not affect the area's value as a visual buffer. Proposed grading is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes through the middle of the expansion area.

Grading at the driving range site is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes through the middle of the expansion area. The topography will maintain its existing appearance and the landscaping will blend-in with the existing natural vegetation.

4. The generation of traffic and the capacity and physical character of surrounding streets

The project has no direct traffic impacts.

Any potential cumulative impacts will be mitigated by payment of the Traffic Impact Fee.

5. The suitability of the site for the type and intensity of use or development which is proposed

The grading proposed at the driving range is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes through the middle of the expansion area. Proposed landscaping will blend with the natural landscape.

6. Any other relevant impact of the proposed use

No other impacts have been identified.

- b. The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The Bridges Specific Plan is within the Estate Development Area (EDA) Regional Category and the Environmentally Constrained Area (ECA) Regional Category, however, the development proposed by Modification #4 will take place only within the EDA Regional Category.

A driving range is a participant sports and recreation use type that is commonly found within the Estate Development Area.

The Santa Fe Creek Specific Plan is subject to the (21) Specific Plan Area Land Use Designation of the San Dieguito Community Plan. The community plan text sets forth general guidelines for the development of the Specific Plan. It requires the protection of the valuable resources associated with Escondido Creek. As indicated above, these resources are delineated at the plan level by the ECA Regional Category. The portion of the Santa Fe Creek Specific Plan that is proposed to accommodate the expansion of The Bridges Golf Course driving range is not within the ECA. Contour grading and landscaping for the golf course will be compatible with the natural character of Escondido Creek.

- c. That the requirements of the California Environmental Quality Act have been complied with.

An EIR was prepared for this project that found potentially significant environmental impacts in the areas of Biology, Geology and Traffic. These impacts have been mitigated through preservation of sensitive habitat both on-site; off-site and standard erosion prevention measures implemented through the Stormwater Management Plan, and Traffic Mitigation Fees.

#### **NOTICES FOR MODIFICATION #4:**

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on January 30, 2008.

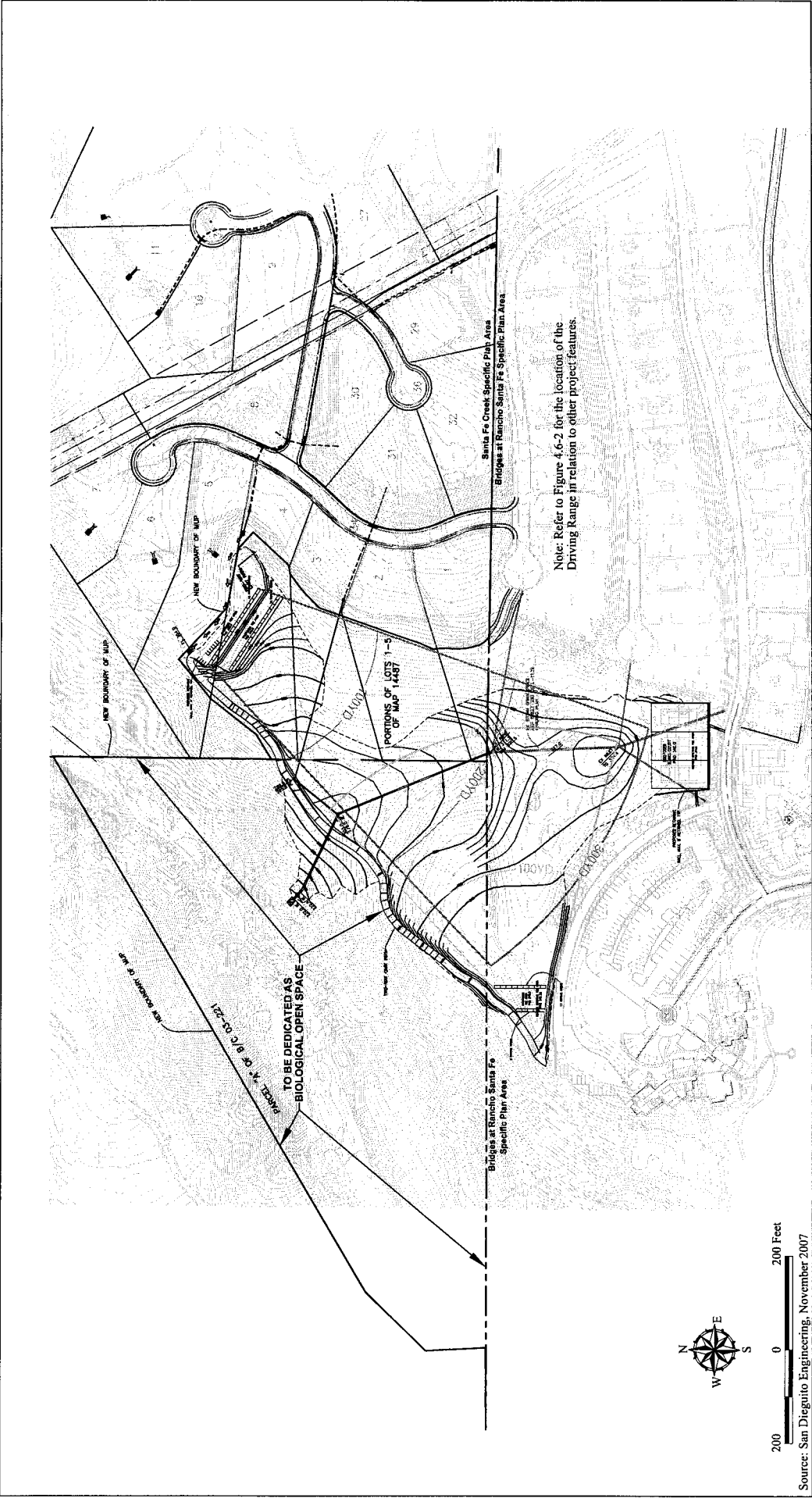
**NOTICE:** This subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** Fish and Game Fees have been paid in the amount of \$875 and \$1,675 for the review of the EIR, Receipt Number 238500 dated June 23, 2005, Receipt Number 332263 dated December 3, 2007, and Receipt Number 332300 dated January 9, 2008.

**DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify, and hold harmless the County, its agents, officers, and employees, from any claim, action, or proceeding against the County, its agents, officers, or employees to attack, set aside, void, or annul this approval or any of the proceedings, acts of determination taken, done or made prior to this approval, if the action is brought within the time period specified in Government Code Section 66499.37; and (2) reimburse the County, its agents, officers, and employees for any court costs and attorney's fees which the County, its agents or officers or employees may be required to pay as a result of this approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

BOARD08\01-30/P85064-DEC;jcr



Note: Refer to Figure 4.6-2 for the location of the Driving Range in relation to other project features.



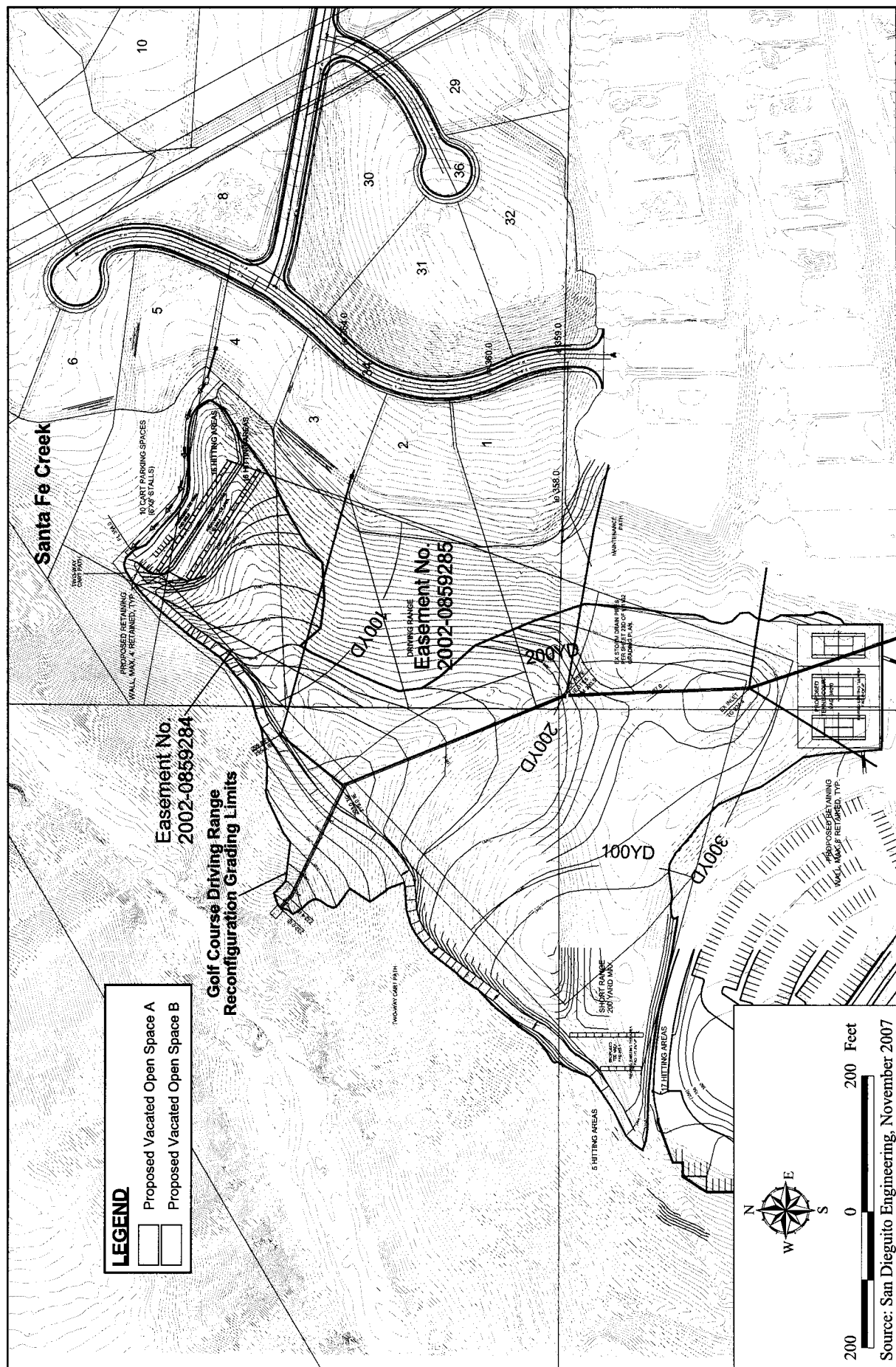
200 0 200 Feet

Source: San Diego Engineering, November 2007  
 T:\Golf\LEP-13\Map\Map\Map\_85-064W-4.dwg

# Alternative C - Plot Plan for MUP 85-064W-4 (Golf Course Driving Range)

THE BRIDGES AT RANCHO SANTA FE







Scientific Name	Pounds/acre
<i>Artemisia californica</i>	4
<i>Adonis californica</i> *	1
<i>Eucalyptus californica</i>	2
<i>Eriogonum fasciculatum</i>	1
<i>Eriogonum fasciculatum</i>	4
<i>Eriogonum fasciculatum</i>	2
<i>Chaparral californicum</i>	1
<i>Larrea californica</i>	1
<i>Larrea californica</i>	6
<i>Lupinus bicolor</i>	2
<i>Lupinus caninus</i>	2
<i>Malacothamnus fasciculatus</i>	1
<i>Malacothamnus fasciculatus</i>	2
<i>Malacothamnus fasciculatus</i>	4
<i>Placella pulchra</i>	2
<i>Placella ramosissima</i>	2
<i>Plantago insularis</i>	10
<i>Prunus ilicifolia</i> *	1
<i>Quercus berberidifolia</i> *	1
<i>Rhus integrifolia</i> *	2
<i>Salvia artemisia</i>	1
<i>Salvia mellifera</i>	4
<i>Quercus agrifolia</i> *	2

\* May be installed as container stock

Source: Pinnacle Design Company, April 2001

Not to Scale



# Conceptual Landscape Plan - Driving Range

THE BRIDGES AT RANCHO SANTA FE, UNITS 6 & 7

Figure 1.1-10c

FELIX

January 30, 2008

RESOLUTION OF THE SAN DIEGO COUNTY)  
BOARD OF SUPERVISORS APPROVING )  
SPECIFIC PLAN AMENDMENT SPA 03-006 )  
(Santa Fe Creek) SP 92-001 )

ON MOTION of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Santa Fe Creek Specific Plan (SP 92-001), having been prepared by Escondido Creek Development for an area comprising a total of 195 acres located generally between the southern terminus of Suerte del Este and the northern terminus of Via de las Flores in San Dieguito was adopted by Resolution of the Board on October 20, 1993(2); and

WHEREAS, Lennar Bridges LLC submitted an amendment to the Santa Fe Creek Specific Plan (SPA 03-006) on October 24, 2003; and

WHEREAS, the applicant has stated the intent of said Amendment to change the Santa Fe Creek Specific Plan as follows:

1. The open space located at the rear of five lots located at the west boundary of the Specific Plan is proposed to be changed from natural open space to recreational open space. The area proposed for change totals 3.95 acres.

WHEREAS, pursuant to Section 65450, et seq. of the Government Code, the Planning Commission on December 14, 2007, conducted a duly advertised hearing and recommended that the Board of Supervisors approve the Santa Fe Creek Specific Plan Amendment (SPA 03-006) by a vote of 5 Ayes, 1 No, and 1 Absent.

WHEREAS, the Planning Commission reviewed and considered the information in the final Environmental Impact Report (EIR) on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 01-08-004 prior to making its recommendation on the project; and

WHEREAS, the Board of Supervisors on January 30, 2008, conducted a duly advertised public hearing on the proposed Santa Fe Creek Specific Plan Amendment (SPA 03-006) and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that the Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards, and improvement and design requirements of the County of San Diego.

NOW, THEREFORE, BE IT RESOLVED AND FOUND in accordance with the California Environmental Quality Act (CEQA) Guidelines as follows:

- (a) It is hereby certified that the final EIR dated December 14, 2007, on file with DPLU as Environmental Review Number 01-08-004, has been completed in compliance with the California Environmental Quality Act, reflects the Board of Supervisor's independent judgement and analysis, and was presented to the Board of Supervisors and the Board of Supervisors has reviewed and considered the information contained in the final EIR prior to approving the project;
- (b) The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004; is hereby adopted;

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the Santa Fe Creek Specific Plan Amendment (SPA 03-006) is consistent with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Santa Fe Creek Specific Plan Amendment as (SPA 03-006), consisting of this Resolution and the text and map entitled Santa Fe Creek Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 03-006) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to the Department of Planning and Land Use within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Specific mitigation measures and required conditions for development of the project are contained in the Form of Decision for Major Use Permit P85-064W<sup>4</sup>.

BE IT FURTHER RESOLVED that said Specific Plan Amendment (SPA 03-006) shall be of no force or effect on March 1, 2016, unless use in reliance has been established. Use and reliance shall be established with the commencement of use in reliance on Major Use Permit Modification P85-064W<sup>4</sup>.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Santa Fe Creek Specific Plan Amendment (SPA 03-006), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

The following shall be the Mitigation Monitoring or Reporting Program for the Santa Fe Creek Specific Plan Amendment (SPA 03-006):

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

Condition #3.

**NOTICE** - The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

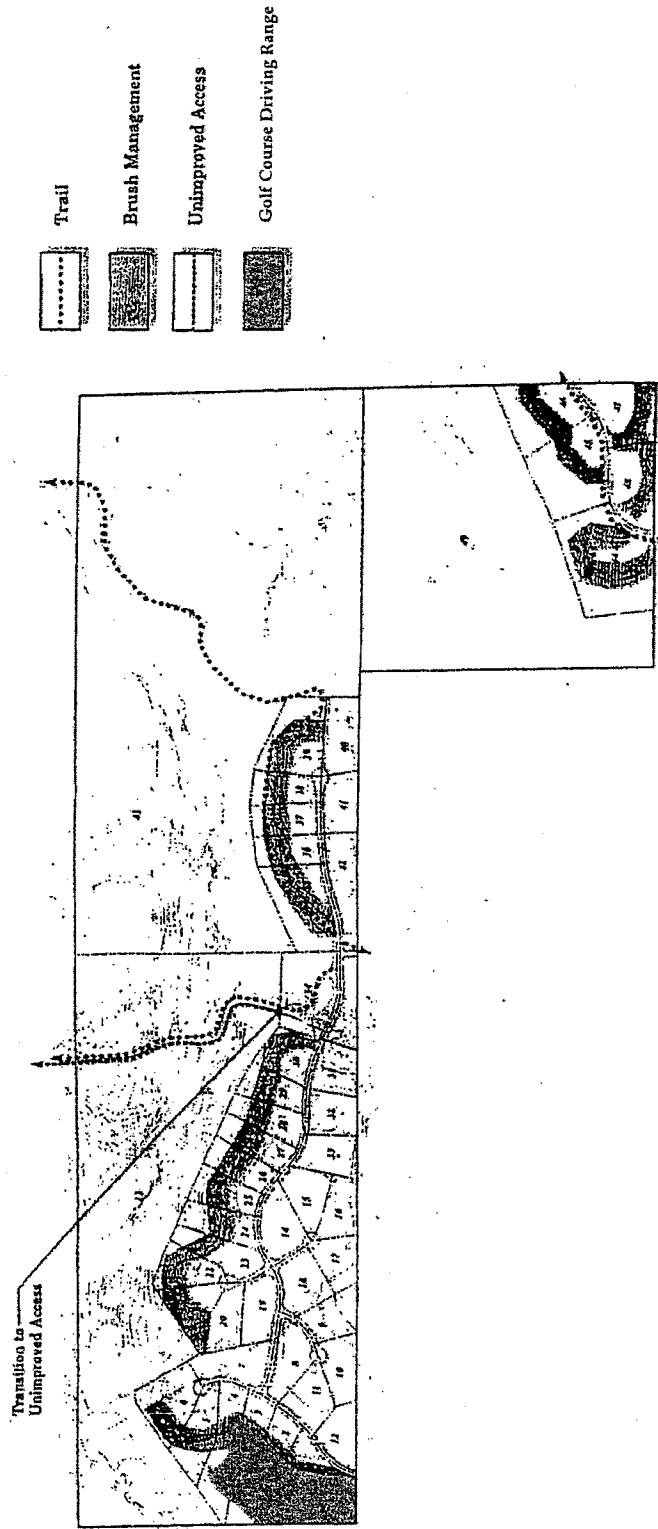
THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on January 30, 2008.

**NOTICE:** Fish and Game Fees have been paid in the amount of \$875 and \$1,675 for the review of the EIR, Receipt Number 238500 dated June 23, 2005, Receipt Number 332263 dated December 4, 2007, and Receipt Number 332300 dated January 9, 2008.

BOARD08\01-30\SPA03006-RES;jcr

# MASTER LAND USE PLAN





 SOURCE: T & B Planning Consultants  
 NOT TO SCALE

FIGURE 8  
 III. Specific Plan  
 SANTA FE CREEK SPECIFIC PLAN NO. 91-01

RESOLUTION OF INTENTION TO VACATE  
STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT  
(VAC 03-018)

On motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the following resolution is adopted:

WHEREAS, Lennar Bridges LLC has requested the vacation of the hereinafter described public street, highway, or public service easement; and

WHEREAS, Section 8320 of the Streets and Highway Code provides that the Board of Supervisors may, by Resolution, declare its intention to vacate any such easement; and

WHEREAS, after consideration investigation, the Planning Commission has recommended the proposed vacation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that it is the intention of this Board to vacate the hereinafter described Public Street, Highway or Public Service Easement pursuant to Chapter 3 (commencing with Section 8320) of Part 3 of Division 9 of the Streets and Highways Code.

IT IS FURTHER RESOLVED AND ORDERED that on February 27, 2008 at 9:00 a.m., the Board will hold a public hearing in Room 310 of the County Administration Center, 1600 Pacific Highway, San Diego, California to consider and adopt Resolution of Vacation VAC 03-018 that makes appropriate findings.

BE IT FURTHER RESOLVED AND ORDERED that the Clerk of the Board shall give notice by publication in the San Diego Commerce for at least two successive weeks prior to said hearing, and by posting notices of said vacation along the line of said easement pursuant to Streets and Highways Code Section 8323.

DESCRIPTION OF PUBLIC STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT:

(See Attached Resolution of Vacation VAC 03-018)

BOARD08\01-30\VAC03018-RES;jcr

RESOLUTION OF VACATION  
STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT  
(VAC 03-018)

On motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the following resolution is adopted:

WHEREAS, Lennar Bridges LLC has requested the vacation of the hereinafter described public street, highway, or public service easement; and

WHEREAS, Section 8320 of the Streets and Highway Code provides that the Board of Supervisors may, by Resolution, declare its intention to vacate any such easement; and

WHEREAS, pursuant to notice duly published and posted in accordance with law, the Board has held a public hearing on said proposed Vacation and received the testimony and reports of all interested persons and agencies.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings and determinations:

1. The Board of Supervisors has reviewed and considered the information contained in the final EIR dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004 prior to making its decision on the project;
2. It is hereby found that upon consideration of the Vacation of the subject easement and the use or development of the property facilitated thereby, there are no changes in the project, no changes in the circumstances under which the project is undertaken, or no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of previous Environmental Impact Report for the project dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004.
3. The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004; are hereby adopted;
4. It is hereby found that the Vacation of the subject easement and the use or development of the property facilitated thereby is consistent with the provisions of the Resource Protection Ordinance.
5. It is hereby found that the Vacation of the subject easement and the use or development of the property facilitated thereby is in conformance with Policy I-103, subsection 1, which states the vacation shall be in conformance with the

County General Plan, with respect to location, purpose and extent because Section 2 of the San Dieguito Community Plan of the County General Plan provides that "in order to maintain the natural features of Escondido Creek as a visual amenity and to promote its protection as a valuable wildlife resource, the Santa Fe Creek Specific Plan shall preserve the Escondido Creek Floodway as well as adjacent environs in open space. No development or grading shall occur in dedicated open space areas." The areas proposed for vacation are not located within the Escondido Creek Floodway and are not on the canyon walls located adjacent to the floodway. Open Space Easement A is partially located in the brush management area of the Santa Fe Creek Specific Plan and it is adjacent to the existing driving range. Open Space Easement B is also located above the Floodway and the adjacent canyon walls and is a residential buffer area (within the residential lots). Vacation of these easements and rededication of the existing easement areas as recreational easements will continue to preserve the area as a visual, open area amenity. Replacement of the biologically significant portions of the existing easements with permanent easements over high-quality habitat adjacent to the project and within the Escondido Creek wildlife corridor will preserve valuable wildlife resources. The Vacation will not affect Escondido Creek as a visual amenity or wildlife resource.

7. It is hereby found that the subject easement to be vacated would not be useful as a non-motorized transportation facility, because there is no existing non-motorized transportation infrastructure in the vicinity and the usefulness of placing such facility within the easement would not serve a public benefit.
8. It is hereby found that the subject easement to be vacated is consistent with Policy I-103, subsection 2 which requires that the easement must be unnecessary as a present or prospective public use as a public service easement, as follows. One of the purposes of the open space easement was to meet planned development open space standard that open space shall comprise at least 40% of the total land area in residential use types. An equal amount of recreational open space will be dedicated onsite, thus meeting the planned development open space standard. Secondly, the primary public use of the existing open space easements is as a residential buffer public service easement. This use will be maintained by rededication of recreational open space, and the land will continue in function as intended. Lastly, the easement restrictions for open space purposes are not needed because an equivalent visual buffer easement and an equivalent (or better) biological open space easement will be dedicated.
9. It is hereby found that the Vacation of the subject easement and the use or development of the property facilitated thereby is consistent with Policy I-103, subsection 3, which requires the project to comply with CEQA and State and County Guidelines, because the Final EIR (County of San Diego Log No. 01-08-

004) concludes that the project, including the Vacation, will have no significant unmitigated impacts. The Final EIR concluded that vacation and Open Space Easements A and B would be mitigated because impacts to 0.4 acres of coastal sage scrub will be mitigated off-site at a ratio of 6:1 on 2.4 acres and impacts to 3.36 acres of grassland will be mitigated at a ratio of 2:1 on 6.72 acres, at ratios double the typical mitigation requirements. Mitigation will occur within the core preserve habitat and will permanently protect sensitive biological resources. The intent and need for the existing easements are fully satisfied by the combination of the rededicated recreational easement and the off-site mitigation.

BE IT FURTHER RESOLVED AND ORDERED that the street, highway, or public service easement described below is hereby vacated pursuant to Streets and Highways Code Section 8324 and the Clerk of the Board shall cause a copy of this Resolution to be recorded pursuant to Streets and Highways Code Section 8325 at the close of the public hearing.

Open Space Easements "A" and "B" totaling 3.99 acres within the Santa Fe Creek Specific Plan are proposed to be vacated and rededicated as Recreation Easements in connecting with approval of the reconfiguration of an existing golf course driving range located within the Bridges at Rancho Santa Fe, through Santa Fe Creek Specific Plan Amendment 03-006 and Major Use Permit Modification P85-064W<sup>4</sup>.

Open Space Easement A consists of 3.66 acres of land dedicated through Document No. 2002-0859284 and described in Exhibit A for the protection of steep slopes and sensitive biological resources and as a buffer between residential development and native resources;

Open Space Easement B consists of .3 acres of land dedicated through Document No. 2002-0859285 over the property described in Exhibit B for the protection of cultural resources, steep slopes, and sensitive biological resources, including Diegan coastal sage scrub.

(See Attached RES No. 2008-0008-A and RES No. 2008-0008-B)

BOARD08\01-30\VAC03018-RS2;jcr

**EXHIBIT "A"****LEGAL DESCRIPTION  
VACATION OF A PORTION OF OPEN SPACE "A"**

THAT PORTION OF THE OPEN SPACE EASEMENT "A" (STEEP SLOPES/OPEN SPACE BUFFER) GRANTED TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 4, 2002 AS DOC NO. 2002-0859284 OF OFFICIAL RECORDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN LOTS 1 THROUGH 5 INCLUSIVE OF COUNTY OF SAN DIEGO TRACT MAP NO. 5013-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14487, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 15, 2002, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID MAP NO. 14487 NORTH 00°33'41" EAST, 285.58 FEET TO THE NORTHEASTERLY LINE OF SAID EASEMENT; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 28°22'50" EAST, 399.41 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 50°32'23" EAST, 29.75 FEET; THENCE SOUTH 46°34'25" EAST, 152.23 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID LINE SOUTH 79°36'02" EAST, 167.15 FEET; THENCE LEAVING SAID LINE SOUTH 11°58'54" WEST, 25.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EASEMENT; THENCE ALONG SAID EASEMENT LINE SOUTH 42°25'14" WEST, 102.13 FEET; THENCE SOUTH 78°59'56" WEST, 19.53 FEET TO THE BEGINNING OF A NON-TANGENT 364.50 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 33°24'12" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 61.13 FEET THROUGH A CENTRAL ANGLE OF 09°36'33"; THENCE SOUTH 45°00'53" WEST, 39.77 FEET; THENCE SOUTH 45°10'15" WEST, 83.87 FEET; THENCE SOUTH 06°55'07" WEST, 150.70 FEET TO THE BEGINNING OF A NON-TANGENT 87.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 70°49'10" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 38.02 FEET THROUGH A CENTRAL ANGLE OF 25°02'31" TO THE BEGINNING OF A NON-TANGENT 115.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 80°13'43" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 22.66 FEET THROUGH A CENTRAL ANGLE OF 11°17'17" TO THE BEGINNING OF A NON-TANGENT 130.25 FEET RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°16'03" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 60.18 FEET THROUGH CENTRAL ANGLE OF 26°28'21" TO THE BEGINNING OF A NON-TANGENT 47.00 FEET RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 76°07'48" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 35.01 FEET THROUGH A CENTRAL ANGLE OF 42°41'07" TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID LINE NORTH 88°53'52" WEST, 265.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.750 ACRES.

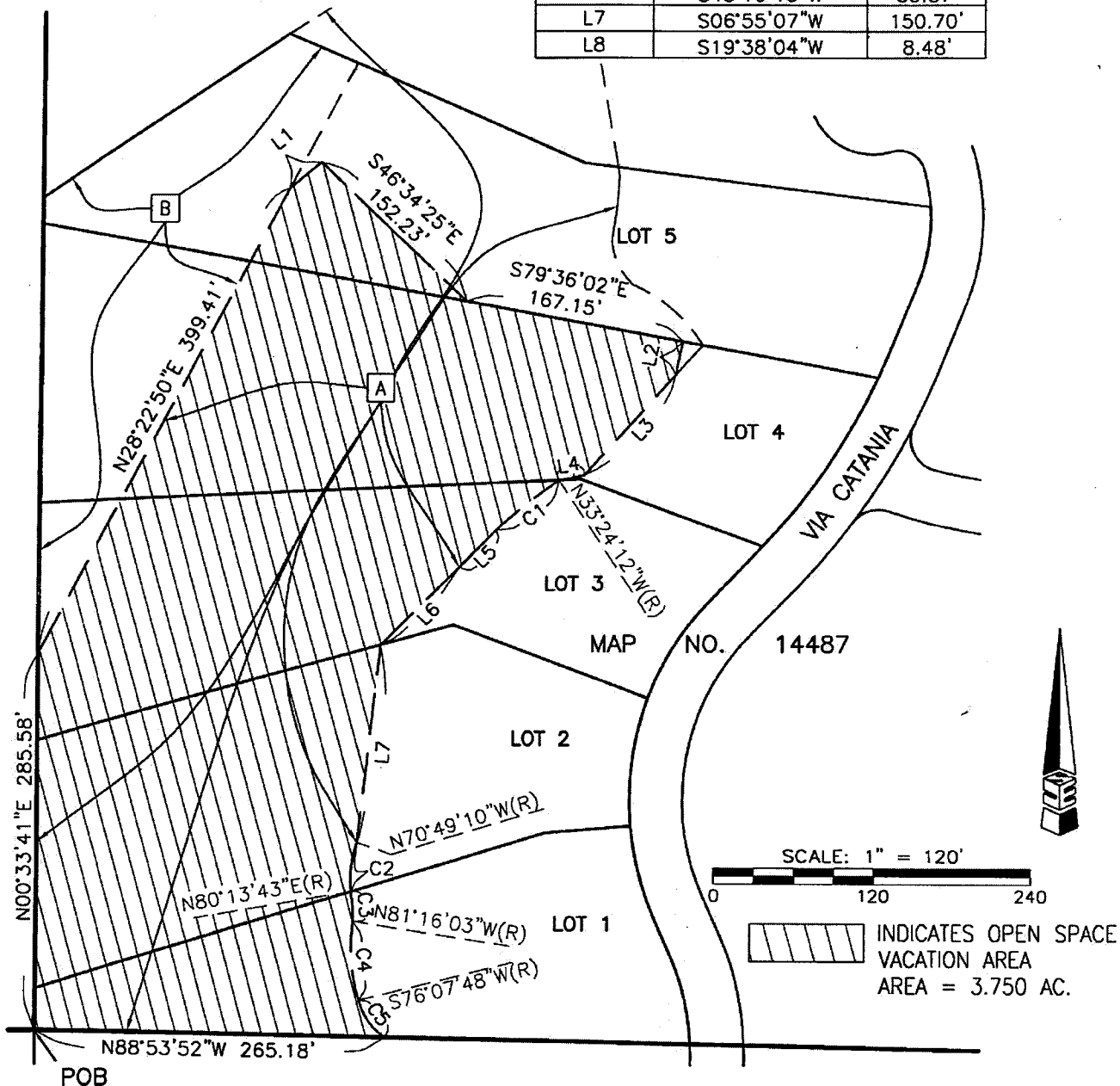


# EXHIBIT "B" OPEN SPACE VACATION

RES No. 2008-0008-A

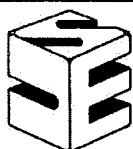
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	9°36'33"	364.50'	61.13'
C2	25°02'31"	87.00'	38.02'
C3	11°17'17"	115.00'	22.66'
C4	26°28'21"	130.25'	60.18'
C5	42°41'07"	47.00'	35.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°32'23"E	29.75'
L2	S11°58'54"W	25.54'
L3	S42°25'14"W	102.13'
L4	S78°59'56"W	19.53'
L5	S45°00'53"W	39.77'
L6	S45°10'15"W	83.87'
L7	S06°55'07"W	150.70'
L8	S19°38'04"W	8.48'



**A** EXISTING OPEN SPACE EASEMENT "A" (STEEP SLOPES/OPEN SPACE BUFFER) GRANTED TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 4, 2002 AS DOC NO. 2002-0859284.

**B** EXISTING OPEN SPACE EASEMENT "B" (BIOLOGICAL RESOURCES AND STEEP SLOPE PROTECTION) GRANTED TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 4, 2002 AS DOC NO. 2002-0859285.



**SAN DIEGUITO ENGINEERING, INC.**  
4407 MANCHESTER, SUITE 105  
ENCINITAS, CA. 92024  
PHONE: (760) 753-5525  
**CIVIL ENGINEERING • PLANNING  
LAND SURVEYING**

**EXHIBIT "A"****LEGAL DESCRIPTION  
VACATION OF A PORTION OF OPEN SPACE "B"**

THAT PORTION OF THE OPEN SPACE EASEMENT "B" (BIOLOGICAL RESOURCES AND STEEP SLOPE PROTECTION) GRANTED TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 4, 2002 AS DOC NO. 2002-0859285 OF OFFICIAL RECORDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN LOTS 3 THROUGH 5 INCLUSIVE OF COUNTY OF SAN DIEGO TRACT MAP NO. 5013-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14487, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 15, 2002, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID MAP NO. 14487; THENCE ALONG THE WESTERLY LINE OF SAID MAP NO. 14487 NORTH 00°33'41" EAST, 285.58 FEET TO THE SOUTHEASTERLY LINE OF SAID EASEMENT AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE NORTH 28°22'50" EAST, 399.41 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE SOUTH 50°32'23" WEST, 78.78 FEET; THENCE SOUTH 37°33'47" WEST, 122.99 FEET; THENCE SOUTH 58°18'17" WEST, 61.54 FEET TO THE WESTERLY LINE OF SAID MAP; THENCE SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 00°33'41" WEST, 171.52 FEET TO THE **POINT OF BEGINNING**.

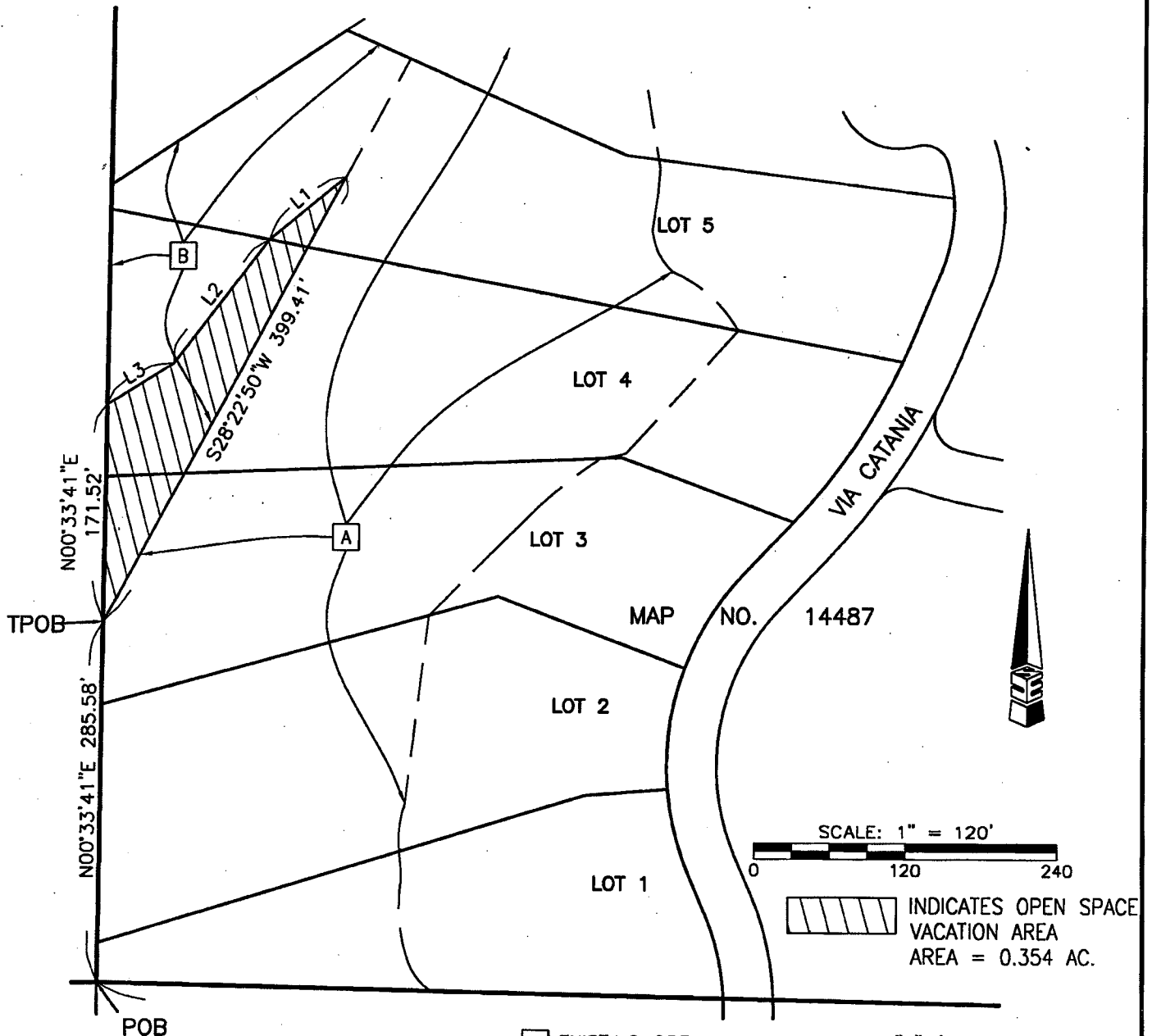
CONTAINING 0.354 ACRES



# EXHIBIT "B" OPEN SPACE VACATION

RES No. 2008-0008-B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°32'23"W	78.78'
L2	S37°33'47"W	122.99'
L3	S58°18'17"W	61.54'



[A] EXISTING OPEN SPACE EASEMENT "A" (STEEP SLOPES/OPEN SPACE BUFFER) GRANTED TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 4, 2002 AS DOC NO. 2002-0859284

[B] EXISTING OPEN SPACE EASEMENT "B" (BIOLOGICAL RESOURCES AND STEEP SLOPE PROTECTION) GRANTED TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 4, 2002 AS DOC NO. 2002-0859285.



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# ATTACHMENT C

**PROPOSED CEQA FINDINGS REGARDING SIGNIFICANT EFFECTS  
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)  
THE BRIDGES AT RANCHO SANTA FE, UNIT 6: SPA 01-004, TM 5270RPL2,  
MUP 85-084W-5 AND B/C 03-0250 AND DRIVING RANGE: SPA 01-004, SPA 03-006,  
MUP 064 W-4, VAC 03-018 AND B/C 03-0221**

**December 14, 2007**

Pursuant to Section 15091 of the State California Environmental Quality Act Guidelines, the County of San Diego finds that, for each of the significant effects identified in the Final Environmental Impact Report (FEIR), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen ("mitigate") each of the significant environmental effects as identified in the FEIR. The Impacts and Mitigation Measures for the preferred project, Alternative C, are stated fully in the FEIR, Section 4.6 and Sections 2.2 and 3.0 by reference. The following are brief explanations of the rationale for this finding for each Impact:

**(1) Geology Impacts**

**Direct Erosion Impacts**

**Impact 4.6-1:** With the implementation of Alternative C, Impact 4.6-1 would cause an effect to geology that would increase the potential for erosion because of grading, excavation and construction activities to build Unit 6 houses and expand the driving range. Specifically, such activities would entail the removal of stabilizing vegetation, the excavation of existing compacted (and generally dense) surface materials from cut areas, and the redeposition of these materials as fill deposits in proposed development pads and manufactured slopes.

**Mitigation 4.6-1:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring the project proponent to mitigate for impacts related to erosion and unstable soil conditions. **Mitigation 4.6-1a** will require, prior to approval of the grading permit, submittal and approval of a landscape plan to be enhanced with drought tolerate plants having a variable root depth and to be implemented soon after grading, to the satisfaction of the Director of Planning and Land Use; **Mitigation 4.6-1b** will require, as a condition of the grading permit, compliance with all applicable stormwater regulations at all times, subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance, including materials and waste control, erosion control, and sediment control on the project site, including slopes to be stabilized by Best management Practices (BMPs) with bonded fiber matrix, erosion control blankets or similar methods, to the satisfaction of the Director of Public Works, with reference to the design considerations for site design, source control, and treatment control BMPs.

Implementation of the above mitigation measures will reduce potential erosion effects to a level that is less than significant by reducing stormwater flows generated on-site, reducing flow velocities, directing and controlling the flows and stabilizing soils within the project site.

### **Direct Impacts from Unstable Soil Conditions (Expansive Soils)**

**Impact 4.6-2:** With implementation of Alternative C, Impact 4.6-2 would cause an effect to geology that could result in potential swelling of expansive soils on site, which could result in significant adverse effects of heave and/or uplift upon structural slabs and foundations.

**Mitigation 4.6-2:** The mitigation measures specific in the FEIR have been imposed upon the project as conditions of approval, requiring that, prior to completion of grading, a written report shall be prepared and submitted by a licensed engineering geologist to demonstrate that all clayey residuals have been removed from areas within five feet below finish grade, that any excavated clays that have been reused occur only in fills at depths of five feet or more below the pads, that the graded pads have acceptable expansion potential finish grade soils, and that clay and alluvium/colluvium fill have been placed in deeper fill areas outside the limits of the building pads, to the satisfaction of the Director of Public Works.

Implementation of the above mitigation measure will ensure that the expansive soils are removed prior to construction of structures, avoiding potential shrink-swell conditions and resulting structural effects and thus result in less than significant impacts.

## **(2) Biological Resources Impacts**

### **Direct Sensitive Habitat Impacts:**

**Impact 4.6-3a:** With the implementation of Alternative C, Impact 4.6-3 would cause an effect to biological resources that would impact 12.40 acres of Diegan coastal sage scrub because of grading and construction activities associated with Unit 6, the driving range reconfiguration and Bumann emergency access road.

**Mitigation 4.6-3a:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring some on-site mitigation as well as the purchase and perpetual management of off-site mitigation lands. Diegan coastal sage scrub impacted on Unit 6 (8.27 acres) will be mitigated off-site at a ratio of 4:1 resulting in a mitigation requirement of 33.08 acres through in-kind habitat preservation of Diegan coastal sage scrub at the Alamere parcel within the core area. The 4:1 ratio is required because Unit 6 was set aside as mitigation for a previous project. Similarly, the Diegan coastal sage scrub impacted by the driving range reconfiguration within the Santa Fe Creek open space (0.40 acre) will be mitigated on- and off-site at a 6:1 ratio because this area was previously set aside and is considered to have high long-term conservation value, resulting in a mitigation requirement of 2.40 acres. Outside of the

Santa Fe Creek Specific Plan area, the Diegan coastal sage scrub impacted on the driving range parcel consists of 3.43 acres (excludes the 0.40 acre on Santa Fe Creek), and will be mitigated at a 3:1 ratio on-site because it is considered to have high long-term conservation value, resulting in a mitigation requirement of 10.29 acres. Lastly, Diegan coastal sage scrub impacted by the Bumann Road fire access consists of 0.30 acre, which will be mitigated at a ratio of 1:1, resulting in a mitigation requirement of 0.30 acre, through off-site preservation of Diegan coastal sage scrub at the Alamere parcel within the core area. **Mitigation 4.6-3a** requires a total of 46.07 acres of Diegan coastal sage scrub be preserved, including approximately 10.67 acres on site and 35.40 acres off site at Alamere. Diegan coastal sage scrub preserved on-site includes wetland buffer areas. These areas are included in on-site habitat preservation acreages because they are part of a larger open space reserve system that not only provides wetland buffer functions, but also provides long-term conservation values for upland species.

Impacts to Diegan coastal sage scrub habitat would be reduced to below a level of significance with the mitigation proposed because the impacts occur within a fragmented habitat area in Unit 6, along the edge of the core area for the Driving Range reconfiguration property, and because the off-site preservation of 35.72 acres of Diegan coastal sage scrub will occur within a key parcel (Alamere) within the core area, providing for the long-term preservation of key habitats within areas targeted for conservation by the MSCP.

### **Direct Impacts to Non-Native Grasslands**

**Impact 4.6-3b:** With the implementation of Alternative C, Impact 4.6-3 would cause an effect to biological resources that would impact 3.43 acres of non-native grassland because of grading and construction activities associated with the driving range reconfiguration and Bumann emergency access road.

**Mitigation 4.6-3b:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring some on-site mitigation as well as the purchase and perpetual management of off-site mitigation lands. The Alamere parcel meets the off-site mitigation criteria.

Impacts to 3.36 acres of non-native grassland within the Santa Fe Creek portion of the driving range will be mitigated at a 2:1 ratio because the site was set aside as mitigation for a previous project. Impacts to 0.07 acre of non-native grassland within the proposed Bumann emergency access road will be mitigated at a 1:1 ratio. **Mitigation 4.6-3b** requires that an additional 6.79 acres of Diegan coastal sage scrub habitat be purchased off site at the Alamere parcel. Using Diegan Coastal Sage Scrub in lieu of non-native grassland for mitigation is appropriate in this case because the non-native grassland on site at one time had been sage scrub that was disturbed, and it does not provide high value as raptor foraging habitat because it is adjacent to existing development. Conservation of Diegan coastal sage scrub or functional equivalent habitat will provide for high conservation values in the core area. **Mitigation 4.6-3b** also

requires that off-site preserved land shall be protected with an open space easement and managed in perpetuity.

Impacts to 3.36 acres of non-native grassland will be reduced to below a level of significance with the mitigation proposed because the mitigation land would occur within a key parcel (Alamere) within the core area, providing for the long-term preservation of key habitats within areas targeted for conservation by the MSCP.

### **Direct Sensitive Animal Species Impacts**

**Impact 4.6-4:** With the implementation of Alternative C, Impact 4.6-4 would cause an effect to biological resources that could impact coastal western whiptail, southern California rufous-crowned sparrow, white-tailed kite, grasshopper sparrow and turkey vulture because of loss of habitat due to grading and construction of Unit 6 and the driving range. Because a portion of the project is within Critical Habitat for California gnatcatcher, the project could also impact California gnatcatcher, though none were detected by protocol surveys. Therefore, the project requires compliance with the Federal Endangered Species Act by obtaining a Habitat Loss Permit for a portion of the project and by obtaining a revised US Fish and Wildlife Service Biological Opinion for portions of the project covered by the US Army Corps of Engineers permit.

**Mitigation 4.6-4:** The mitigation measures specified in the FEIR requiring preservation of habitat for the benefit of these species, **Mitigation Measures 4.6-3a and 4.6-3b**, discussed above, will mitigate impacts to animal species on a habitat preservation basis. **Mitigation Measure 4.6-4** causes to be placed on grading and/or improvement plans and the Final Map, the following: "Restrict all brushing, clearing, and/or grading such that none will be allowed within 300 feet of natural habitat during migratory bird and California gnatcatcher breeding season, which is defined as occurring between February 15 and August 31 of any year. The Director of Planning and Land Use may waive this condition through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Game that no nesting migratory birds are present in the vicinity of the brushing, clearing, or grading."

Implementation of these mitigation measures will reduce potential impacts to California gnatcatcher, coastal western whiptail, southern California rufous-crowned sparrow, white-tailed kite, grasshopper sparrow, and turkey vulture to below a level of significance by preserving core habitat in proximity to the project site, by preserving a greater tract of open space than is impacted, and by limiting activity that could disturb sensitive species to times of the year when disturbances will not affect breeding and nesting.

### **Direct Jurisdictional Impacts**

**Impact 4.6-5:** With the implementation of Alternative C, Impact 4.6-5 would cause an impact to approximately 0.02 acre of U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG) jurisdictional area because of reconfiguration of the driving range.

**Mitigation 4.6-5:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval. **Mitigation 4.6-5a** requires that the Project Applicant:

- i. Submit to and receive approval from the Director of the Department of Planning and Land Use a Revegetation Plan that mitigates impacts to 0.02 acre of non-wetland waters of the U.S. The Revegetation Plan shall include but not be limited to the following to ensure the establishment of the vegetation: objectives, blue-line Tentative Map showing the revegetation areas, site preparation information, type of planting materials (e.g., species ratios, source, size material, etc.), planting program, success criteria, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County Certified Biologist and a State of California Licensed Landscape Architect.
- ii. The revegetation shall occur onsite or within the offsite mitigation parcels. Habitat created pursuant to the Revegetation Plan must be placed within an open space easement dedicated to the County of San Diego prior to or immediately following the approval of the Revegetation Plan.
- iii. The applicant also is required to secure the implementation of the Plan by posting a letter of credit, bond, or cash for implementation of the Revegetation Plan at the time of Plan approval.
- iv. Prior to issuance of grading or construction permits and prior to approval of the Final Map (or Parcel Map), the applicant shall provide the Director of Planning and Land Use with a copy of a Clean Water Act Section 404 Permit issued by the U.S. Army Corps of Engineers and/or a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project-related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that these permits are not required.

The impact to jurisdictional wetlands and non-wetland Waters of the U.S will be reduced to below a level of significance with the mitigation proposed because the mitigation requires that all wetland permitting be accomplished prior to wetland impacts, a revegetation plan will result in no net loss of jurisdictional wetlands, and mitigation will occur within the core area, providing for the long-term preservation of key habitats within areas targeted for conservation by the MSCP.

### **Direct Temporary Impacts**

**Impact 2.2.3f.:** With the implementation of Alternative C, Impact 2.2.3.f. that was identified for the Proposed Project would also cause direct temporary impacts to water quality, fugitive dust and noise from construction of Alternative C. (**Impacts 2.2.3f.1- 4**).

**Mitigation 2.2.4f:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval:

**2.2.4f.1, Water Quality:** Prior to issuance of grading or construction permits and prior to approval of the Final Map (or Parcel Map), the applicant shall provide the Director of Planning and Land Use with a copy of a Regional Water Quality Control Board Water Quality Certification for all project-related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that these permits are not required.

**2.2.4f.2, Non-native Plant Species:** Cause to be placed on grading and/or improvement plans and the Final Map, the following: "Areas that are impacted but outside of private lots and maintained landscape areas shall be revegetated with native species or non-invasive non-natives, and shall be weeded for a period of two years."

**2.2.4f.3, Edge Effects:** Grading and/or improvement plans shall include the requirement that at the conclusion of the grading activity and prior to Record Plan approval, permanent fences shall be placed along the open space boundary between the development and the open space as a barrier to the human and domestic animal use of the open space. Construction materials and fence and/or wall design are subject to approval by the Department of Planning and Land Use. Minimum fence or wall height shall be 5 feet. Grading and/or improvement plans shall include the requirement that permanent signs have been placed identifying all open space easements. The signs shall be placed every 100 feet on the fence between the development and the open space.

**2.2.4f.4, Habitat Disturbances:** Cause to be placed on grading and/or improvement plans and the Final Map, the following: "Restrict all native habitat clearing during the raptor (February 15 through July 15) and coastal California gnatcatcher (February 15 through August 31) breeding season. No grading shall occur within 500 feet of an active nest if noise levels at the nest exceed 60 dB(A)  $L_{eq}$  unless minimization measures are implemented to bring noise levels below the 60 dB(A)  $L_{eq}$  threshold."

**2.2.4f.5, Lighting:** Grading and/or improvement plans shall include the requirement that lighting will be limited to the lowest illumination allowed for human safety, and shall be selectively placed, shielded, and directed away from preserved habitat.

**2.2.4f.6, Noise:** Impacts from noise are mitigated with 2.2.4f.4

**2.2.4f.7, Construction Impacts:** Grading and/or improvement plans shall include the requirement that temporary fences shall be placed to protect all open space easements shown on the Tentative Map that preclude grading, brushing, or clearing. Temporary fences shall be placed in all locations of the project where

proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fencing shall be removed only after the conclusion of such activity.

Prior to approval of grading permits or improvement plans and prior to approval of any Final Map, submit and have approved by the Director of Planning and Land Use and the wildlife agencies a Habitat Management Plan (HMP) for the project. The HMP shall include identification of the habitat manager to be responsible for management and stewardship of the open space, identification of the land conservancy taking fee title of open space lots, identification of the financial mechanism through which the plan would be carried out (i.e., a one-time endowment to conservancy, etc.), description of any activities proposed for the open space (such as restoration or recreational uses); describe stewardship activities (i.e., maintaining fencing, preventing unauthorized uses), description of explicit details for any specific resource management or monitoring to be conducted, and timelines for submittal of monitoring reports. The HMP shall include a contract or other legal agreement between the County, the habitat manager, and landowner to provide assurance of future compliance.

Direct temporary impacts from project construction would be reduced to below a level of significance by the adopted mitigations because during project construction, measures shall be implemented to control erosion, sedimentation, and pollution that could impact water resources on and off site and the project will be required to comply with San Diego County Zoning and Land Use Regulations. Areas that will be impacted but undeveloped (e.g., cut or fill slopes) will be revegetated with native species or non-invasive non-natives immediately after ground disturbance and weed control shall be provided for these areas, which will reduce impacts to below a level of significance. Edge effects will be reduced because the open space lots shall be actively managed and monitored and the habitat manager will ensure that access be restricted to developed areas by permanent fencing and signs. In addition, education and outreach to nearby residents will reduce edge effects from domestic animals, exotics introduction and irrigation run-off. Construction impacts will also be reduced because Diegan coastal sage scrub shall not be removed during the breeding season of the coastal California gnatcatcher and control measures will reduce noise impacts to nearby gnatcatchers and raptors. Construction impacts will also be reduced because the construction limits will be clearly delineated during the construction period with silt fencing or fiber rolls and orange construction fencing to ensure that construction activity remains within the defined limits evaluated in this analysis. Finally, temporary impacts will be reduced below a level of significance because habitat clearing is restricted to avoid sensitive nesting and breeding seasons and to observe set-backs to protect nests from disturbing noise, and by limiting lighting to low illumination and shield it or direct it away from the preserved habitat.

## **Indirect Impacts**

**Impact 2.2.3g:** With the implementation of Alternative C, Impact 2.2.3g that was identified for the Proposed Project would also cause indirect impacts from residential development to water quality, non-native plant species, edge effects, human activity, animal behavioral changes, roadkill, nuisance animal species and night-time lighting with construction of Alternative C (**Impacts 2.2.3g.1-8**).

**Mitigation 2.2.4g:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval. Mitigation for **Impact 2.2.3g** are the same as those adopted from **Impact 2.2.3f**, consisting of **Mitigations 2.2.4f.1-7**.

Indirect impacts from residential development would be reduced to below a level of significance by the adopted mitigations because of the measures implemented for Impacts 2.2.4f1-7 and the rationale provided above for those reduced impacts which is incorporated here by reference.

## **Cumulative Impacts**

**Impact 3.3.3a:** With the implementation of Alternative C, 19 projects in the general vicinity of the project would cumulatively impact approximately 402.17 acres of Diegan coastal sage scrub. Alternative C would impact approximately 12.40 acres of Diegan coastal sage scrub or approximately three percent of the total Diegan coastal sage scrub impacts.

**Mitigation 3.3.4a:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring conservation of approximately 10.67 acres of Diegan coastal sage scrub on-site and 42.57 acres off-site. The other 19 projects will conserve a minimum of 1011.3 acres of sage scrub/sage scrub functional equivalent habitat, resulting in overall conservation of 1,064.54 acres of habitat. Cumulative impacts on Diegan coastal sage scrub would be reduced to below a level of significance by the adopted mitigation measures because Alternative C and the other projects being proposed or constructed in the area would reduce impacts to sensitive habitats through conservation of habitat in the Rancho Cielo to Carlsbad linkage. Further, the habitat preservation for Alternative C is both on-site and off-site, and with the off-site mitigation results in a total of habitat preserved which is a multiple of the acreages of impact. In addition, the off-site mitigation site is of higher quality habitat than that which is to be cleared within Alternative C. Regionally, the NCCP requires that, prior to adoption of an NCCP subarea plan, a Proposed Project conform to NCCP planning guidelines verified through the making of findings of fact pursuant to Section 4(d) of the federal Endangered Species Act (FESA). The requirements of the NCCP and 4(d) process are designed to maintain the viability of ecosystems and future regional preserve design such that cumulative impacts of projects to Diegan coastal sage scrub, other habitats, and sensitive species are not significant. Further, the limitation of the allowable take of Diegan coastal sage scrub habitat to five percent of

that remaining as of the date of the HLP ordinance (March 30, 1994) limits cumulative impacts to an amount not considered significant by the USFWS and CDFG. The NCCP also requires that impacts to Diegan coastal sage scrub be mitigated within the core/linkage area where the impact occurs, reducing overall impacts and enhancing the long-term viability of the core/linkage area in which the project occurs. Alternative C mitigates impacts to Diegan coastal sage scrub within the core-linkage area. The mitigation for Alternative C, including on- and off-site preservation of coastal sage scrub, in combination with mitigation provided by other projects in the cumulative analysis, would not have a cumulatively significant impact on future viability of this habitat type or future regional preserve design.

**Impact 3.3.3b:** With the implementation of Alternative C, 19 projects in the general vicinity of the project would cumulatively impact 88.43 acres of non-native grasslands. Alternative C would impact approximately 3.43 acres of non-native grassland or approximately 3.9 percent of the total non-native grassland impacts.

**Mitigation 3.3.4b:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring off-site conservation of approximately 6.79 acres of grassland/grassland functional equivalent habitat. The other 19 projects will conserve a minimum of 17.7 acres of grassland/grassland function equivalent habitat, resulting in overall conservation of 24.49 acres of habitat. Coupled with conservation through the NCCP, MSCP and MHCP, cumulative impacts on non-native grassland would be reduced to below a level of significance by the adopted mitigation because the grasslands impacted by Alternative C and the cumulative projects within the Central Valley and Central Foothill Ecoregion do not support a unique suite of species different from those also observed in more open areas of scrubland habitats in the region, and because grassland habitats are being conserved within the larger context of the NCCP, MSCP and MHCP.

### **(3) Transportation and Circulation Impacts**

#### **Indirect Cumulative Transportation Impacts**

**Impact 4.6-6:** With the implementation of Alternative C, Impact 4.6-6 would cause an effect to transportation and circulation that would incrementally contribute to existing cumulative impacts to the intersection of Rancho Santa Fe Road/El Camino del Norte because of vehicle trips generated by Alternative C.

**Mitigation 4.6-6:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring contribution of \$4,450 in traffic mitigation fees to the City of Encinitas for future improvements to Rancho Santa Fe Road. Implementation of this mitigation measure will help to implement necessary improvements to City of Encinitas roadways to alleviate traffic congestion and would reduce cumulative impacts to the traffic circulation to less than significant levels, commensurate with the project's contribution.

**Impact 4.6-7:** With the implementation of Alternative C, Impact 4.6-7 would cause an effect to transportation and circulation that would incrementally contribute to existing cumulative impacts to the intersection of Del Dios Highway/El Camino del Norte because of vehicle trips generated by Alternative C.

**Mitigation 4.6-7:** The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring contribution to the County's Transportation Impact Fees (TIF) in accordance with the County's TIF Ordinance. Implementation of this mitigation measure will help to implement necessary improvements to County roadways to alleviate traffic congestion and would reduce cumulative impacts to the traffic circulation to less than significant levels, commensurate with the project's contribution.

**DECISION AND EXPLANATION REGARDING RECIRCULATION OF DRAFT  
ENVIRONMENTAL IMPACT REPORT (EIR)  
BRIDGES AT RANCHO SANTA FE, UNITS 6 & 7  
VTM 5239RPL3; TM 5270RPL1; STP 01-077; AD 01-001; SPA 01-004; SPA 03-006;  
MUP 85-64W; MUP 85-084W; VAC 03-018, B/C 03-0221; B/C 03-0250;  
LOG NO. 01-08-004; SCH # 2002051127**

**December 14, 2007**

The California Environmental Quality Act (CEQA) Guidelines, Section 15088.5(a) states that the County of San Diego is required to recirculate a draft Environmental Impact Report (EIR) when significant new information is added to the draft EIR after public review of the draft EIR but before certification. Significant new information can include changes in the project or environmental setting as well as additional data or other information. New information added to a draft EIR is not significant unless the draft EIR is changed in a way that deprives the public from meaningful opportunity to comment upon a substantial adverse effect of the project or a feasible way to mitigate or avoid such an effect (including feasible alternatives) that the project's proponents have declined to implement. The County of San Diego provides the following discussion in support of the decision regarding recirculation of the draft EIR pursuant to these criteria as required by CEQA Guidelines Section 15088.5 (e).

**BACKGROUND:** The Draft EIR was distributed to the public for review on June 30, 2005. The public review period ended on August 15, 2005. A total of eighteen (18) letters were received during the public review period from various agencies and individuals, listed on the page of the Final Environmental Impact Report dated December 14, 2007 (FEIR) which immediately follows the Preface to the Final EIR and assigned identification letters A through R, respectively. Responses to the comments in each letter are located in the FEIR immediately following such list.

In addition to the comments submitted during the public review period, comment letters were received between August 15, 2005 and June 30, 2006 in anticipation of the June 2, 2006 Planning Commission hearing and the June 30, 2006 continued Planning Commission hearing. A supplemental letter was also received from one of these commenters on April 13, 2007, and another supplemental letter was also received from another of these commenters dated September 17, 2007. Those letters and responses are included in the Staff Report that accompanies the Final EIR. Lastly, several letters were received after July 1, 2006 that specifically addressed Unit 7 and the potential impact Unit 7 would have on the County's implementation of the North County Multi-Species Conservation Program, as noted in the previous paragraph. Those letters, as well as subsequent letters by the County's scientific advisor, and the Project Applicant's replies to these letters, are included in Volume IV of the Final EIR.

By letter dated March 7, 2007, the Project Applicant has elected to withdraw the application for the VTM/STP over 83.5 acres within Unit 7. This has been accomplished through formal withdrawal of VTM 5239RPL, AD 01-001, S01-077, and a portion of

MUP 85-084W-5 which previously sought to extend Calle Ponte Bella into Unit 7 (collectively, "UNIT 7"). Withdrawal of these applications has made it unnecessary to resolve issues related to the environmental impacts of UNIT 7. Accordingly, those portions of the Draft EIR analyzing UNIT 7 are no longer relevant and should be excluded from consideration for EIR Certification and Project Approval.

For the convenience of the reader, the remaining elements of the Project, consisting of Unit 6, reconfiguration of the Driving Range and construction of an emergency access road, are addressed as "Alternative C" in Subchapter 4.6 of the Draft EIR. Alternative C is actually a reduced project subset of the Proposed Project, because it retains unchanged Unit 6, the Driving Range and the emergency access road, but entirely excludes UNIT 7.

DISCUSSION: Alternative C is actually a reduced project subset of the Proposed Project, because it retains unchanged Unit 6, the Driving Range and the emergency access road, but entirely excludes UNIT 7. The Final EIR Summary section and Subchapter 4.6 address the environmental impacts associated with Alternative C. It is important to note that the project components and impacts of Alternative C are not new, and have been fully analyzed previously in the EIR. The components of Alternative C are identical to the corresponding components of the Proposed Project, as well as to the corresponding components of Alternatives A and B. The environmental impacts of Alternative C's components were discussed as the impacts of the corresponding components of the Proposed Project, as well as the corresponding components of Alternative A and Alternative B. Withdrawal of UNIT 7 has not affected or modified the environmental impacts potentially resulting from development of Alternative C. Thus, although Alternative C has been added in the Final EIR, the impacts of Alternative C's components were fully analyzed in the Draft EIR that was circulated for public comment on August 15, 2005, and more fully discussed in the Final EIR. Alternative C's components are assembled and referred to as Alternative C for convenience, to assist the decision-makers and the public in understanding the scope of Alternative C and the already identified impacts of its components, not because those components or their impacts are new.

No new significant environmental issues or impacts resulting from development of Alternative C were identified as a result of comments received on the Project. The comments either related exclusively to the effects of UNIT 7, raised issues already discussed adequately in the EIR or failed to raise significant new issues or provide significant new information.

Based upon the criteria of "significant new information" as defined in Section 15088.5(a) in the CEQA Guidelines, no substantive new information has been added to the Draft EIR as a result of changes in the project or environmental setting or the addition of new data. Modifications to the Draft EIR for inclusion in the Final EIR are considered minor clarifications. Modifications are highlighted in the Final EIR by text underline and strikeout. Modifications do not include: (1) new significant environmental impacts or mitigation measures; (2) increased severity of environmental impacts; or (3) new

alternatives or mitigation measures deemed considerably different from those analyzed in the Draft EIR. Modifications to the Draft EIR clarify and amplify information already contained in the document.

**CONCLUSION:** An analysis of the changes in the Draft EIR which have occurred since public notice has been given and those changes to the EIR do not meet the criteria for recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5. There is no part of the Alternative C project which was not already presented to and reviewed by the public. Given these facts, no recirculation is required.

ERIC GIBSON  
INTERIM DIRECTOR



## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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December 28, 2007

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RE: BRIDGES DRIVING RANGE RECONFIGURATION PROJECT, HLP 07-010 (L-14981, SPA 03-006, VAC 03-018, ER 01-08-004A)  
CONCURRENCE REQUEST FOR HABITAT LOSS PERMIT

The County of San Diego requests an **early review** of the Habitat Loss Permit for the above referenced project. The HLP will be issued upon certification of the FEIR for the project, which is expected to occur on January 30, 2008. The Grading Permit will be issued upon receipt of concurrence and completion of the conditions of approval listed in the HLP.

The County and the applicant are requesting concurrence with the HLP immediately after it is issued to provide for clearing of habitat prior to the February 15<sup>th</sup> prohibition.

The Draft form of this Habitat Loss Permit associated with The Bridges project (SPA01-004, ER01-08-004), was circulated for a 45-day public review from September 27, 2007 to November 12, 2007. No comments were received from the California Department of Fish and Game or U.S. Fish and Wildlife Service.

If you have any questions, please contact Maggie Loy at (858) 694-3736.

 *Glenn Russell*  
GLENN RUSSELL, Interim Deputy Director  
San Diego County Department of Planning and Land Use

cc: Valerie Walsh, HLP Coordinator, DPLU, M.S.O650  
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